



26 Emmerson Avenue
Stratford-upon-Avon | Warwickshire | CV37 9DX

FINE & COUNTRY

26 EMMERSON AVENUE

Splendid modern five-bedroom detached family home with amazing kitchen/family room in a quiet location just a short walk from the town centre.



The entrance hall leads to all the ground floor accommodation. A stunning open plan kitchen/dining/family room runs along the rear of the home with two sets of bi-folding doors opening to the sunny south facing patios and garden. There is a huge island with an excellent range of built in furniture, a full-size fridge and freezer, two ovens, microwave, warming drawer, and wine fridge. The floor is tiled and has underfloor heating. There is a separate utility to the front with access to the drive and garage.

The spacious sitting room, with an open fireplace, has bay windows to the front and French doors to the rear opening to the family room. The study is to the front and there is a cloakroom and understairs storage.









Seller Insight

“The house itself was a big part of the appeal for us as its beautiful and has a lovely kerb appeal. It's detached with plenty of space and a south facing garden, so it certainly ticked all of our boxes. We're tucked away in a private cul-de-sac with no through traffic, yet it's just a 15-minute walk into the centre of Stratford where we can enjoy a whole range of amenities, so it really is the best of both worlds here,” say the owners.

“We didn't know the area very well but quickly set about exploring the benefits of which we found are plentiful! There are excellent schools nearby, as well as shops and dining options, including sushi bars, gastropubs, and a Michelin starred restaurant where we can quite often be found. We're keen runners and cyclists so being surrounded by countryside, canal and cycle paths is wonderful for us and it's all very safe and convenient. Stratford is home to the RSC theatre and an Everyman cinema which is simply the best! It's all there if you want it, and best of all, it's just a short walk back home to the peace and quiet.”

“We've lived here for 10 years and easily the biggest change that we have made has been the addition of the rear extension which has given us our large kitchen / dining / living area that leads out to the garden. It's an amazing space for day-to-day family life and entertaining as it's large enough for us all to be together and no one gets left out when we're cooking as it's a very inclusive set up. We've hosted get-togethers along with 30 guests with ease and there are places to head off to when in need of quiet time. The lounge is separate to the main living area and it's the perfect spot to curl up and relax in front of the fire and I also really like the guest bedroom as it's bright and peaceful with picturesque views over the fields.”

“The house connects seamlessly to the garden to create a fabulous space. We're not overlooked and it's fully enclosed, so it's ideal for relaxing and outdoor dining. The garden is south facing and is bathed in sunshine from early morning to last thing at night. I enjoy tending to the rose bushes and our herb garden in the peace and quiet which is only broken occasionally by the sound of the horses in the field to the side of us.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









On the first floor are five bedrooms, two with en-suites, and the family bathroom.

The main bedroom suite is a generous size with dressing area, built in wardrobes and a full en-suite bathroom with underfloor heating.













Outside

Drive to the front with ample parking leading to a detached double garage.

The rear garden is beautifully landscaped, south facing, and very peaceful and tranquil.





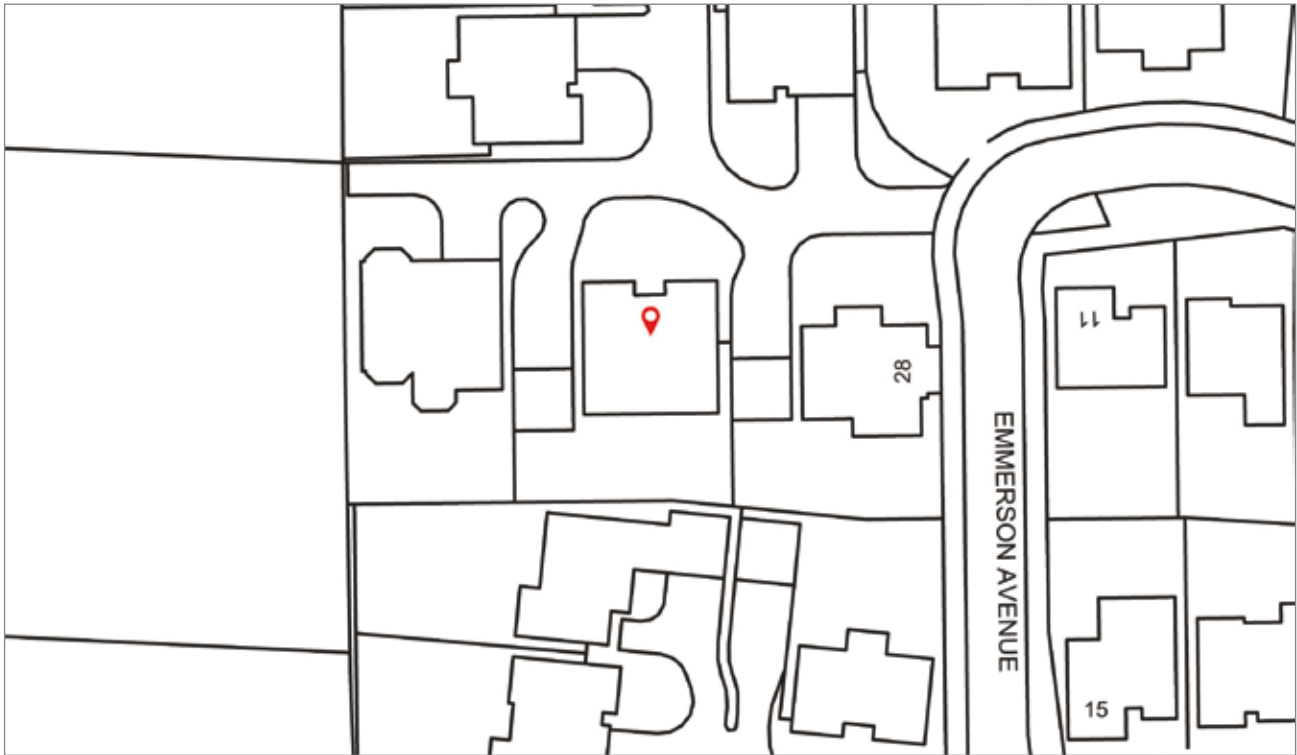
LOCATION

A quiet modern development just a fifteen-minute walk to the centre of Stratford-upon-Avon and a ten-minute walk to the railway station.

(All times and distances are approximate)

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre, and attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre





Services
Mains drainage, water gas and electricity.

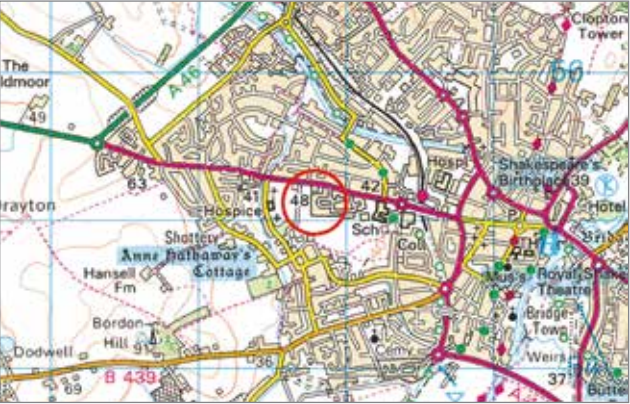
Local Authority
Stratford-on-Avon District Council.
Council Tax Band G

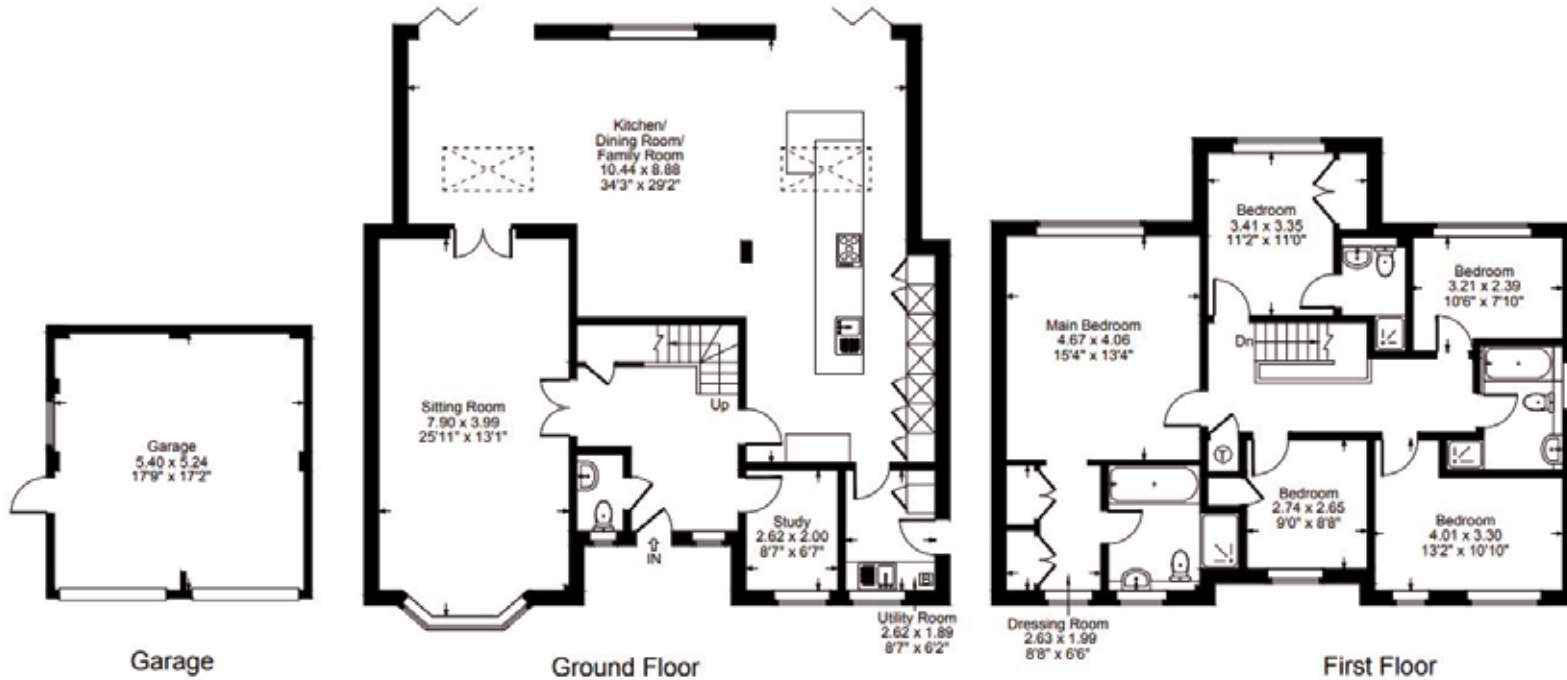
Property Tenure
Freehold

Viewing Arrangements
Strictly via the vendor's sole agents Fine & Country on 01789 332600.

Website
For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Directions
Leave Stratford-upon-Avon heading west on the A422. After approximately half a mile turn left onto Darlow Drive, then right onto Emmerson Avenue and at the bend go straight though the wrought iron fence to number 26.





Approximate Gross Internal Area
 Main House = 216.56 sq m / 2331 sq ft
 Garage = 28.29 sq m / 304 sq ft
 Total Area = 244.85 sq m / 2635 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







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Nigel is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. He shows owners how to achieve the best possible prices for their homes and uses his considerable negotiating skills to ensure that all offers reach their full potential. He supports the Fine & Country Foundation, helping the homeless and less fortunate, and enjoys many sports such as tennis, cycling and rugby.

YOU CAN FOLLOW NIGEL ON



We are delighted we chose to use Fine & Country to sell our house. From the outset Nigel was an impressive professional who gave us confidence. His valuation, strategy and overall advice were first class. We could not praise him highly enough. He paid attention to detail throughout the process and gave us outstanding service. Expensive but entirely justified what we paid.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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